

UNITED STATES BANKRUPTCY COURT Northern District of Texas Dallas Division PROOF OF CLAIM

Name of Debtor: Opus West Corporation Case Number: 09-34356

NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.

Name of Creditor (the person or other entity to whom the debtor owes money or property): LUSA, SD LP
Name and address where notices should be sent: 3201 Industrial Terrace Blvd #100 Austin, TX 78758
Telephone number: 512-248-1186
Check this box to indicate that this claim amends a previously filed claim.
Court Claim Number: (if known)
Filed on:

Name and address where payment should be sent (if different from above):
Telephone number:
Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.
Check this box if you are the debtor or trustee in this case.

1. Amount of Claim as of Date Case Filed: \$ 1,053.19
If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.
If all or part of your claim is entitled to priority, complete item 5.
Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.

2. Basis for Claim: services performed
3. Last four digits of any number by which creditor identifies debtor: 1265
3a. Debtor may have scheduled account as: Landscapes USA
(See instruction #3a on reverse side.)

4. Secured Claim (See instruction #4 on reverse side.)
Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.
Nature of property or right of setoff: Real Estate Motor Vehicle Other
Describe:
Value of Property: \$ Annual Interest Rate %
Amount of arrearage and other charges as of time case filed included in secured claim,
If any: \$ Basis for perfection:
Amount of Secured Claim: \$ Amount Unsecured: \$

5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.
Specify the priority of the claim.
Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).
Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. §507 (a)(4).
Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5).
Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. §507 (a)(7).
Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8).
Other - Specify applicable paragraph of 11 U.S.C. §507 (a)().
Amount entitled to priority: \$
*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.
7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.)
DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.
If the documents are not available, please explain:
Date: 8-19-09
Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.
Den W Dantel Manager Dennis W Dantel

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

RECEIVED

AUG 24 2009

BMC GROUP



12:18 PM
 08/12/09
 Accrual Basis

LUSA SD, LP
Customer Open Balance
 All Transactions

Type	Date	Num	Memo	Due Date	Open Balance	Amount
Opus Pointe						
3115 Melrose (lot 25)						
Invoice	5/4/2009	2640		6/3/2009	514.76	514.76
Invoice	7/28/2009	2980		8/27/2009	89.98	89.98
Invoice	8/1/2009	2918	Maintenance ...	8/31/2009	1,665.00	1,665.00
Total 3115 Melrose (lot 25)					2,269.74	2,269.74
3190 Lionshead (lot 20)						
Invoice	8/1/2009	2919	Maintenance ...	8/31/2009	410.00	410.00
Total 3190 Lionshead (lot 20)					410.00	410.00
3193 Lionshead (lot 5 & 6)						
Invoice	8/1/2009	2920	Maintenance ...	8/31/2009	1,008.00	1,008.00
Total 3193 Lionshead (lot 5 & 6)					1,008.00	1,008.00
3198 Lionshead (lot 18)						
Invoice	8/1/2009	2921	Maintenance ...	8/31/2009	495.00	495.00
Total 3198 Lionshead (lot 18)					495.00	495.00
Lot 16						
Invoice	4/20/2009	2540		5/20/2009	150.00	150.00
Invoice	4/30/2009	2643		5/30/2009	150.00	150.00
Total Lot 16					300.00	300.00
Lot 17						
Invoice	4/20/2009	2541		5/20/2009	150.00	150.00
Invoice	4/30/2009	2644		5/30/2009	150.00	150.00
Total Lot 17					300.00	300.00
Opus Pointe - Other						
Payment	5/18/2009	1336			-151.55	-151.55
Total Opus Pointe - Other					-151.55	-151.55
Total Opus Pointe					4,631.19	4,631.19
TOTAL					4,631.19	4,631.19

1,053.19
 over 30 days

LUSA SD, LP

dba Landscapes USA
3201 Industrial Terrace Blvd #100
Austin, TX 78758
PH:512-638-6590 Fax:512-233-0660

Invoice

Date	Invoice #
5/4/2009	2640

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnetonka, MN 55343

Description	Amount
Found (3) irrigation modules missing at Lot # 25. These are (8) station Hunter modules that run the system. Materials and Labor to purchase and replace.	514.76
Total	\$514.76

Landscapes usa



Invoice

LUSA SD LP
 3201 Industrial Terrace Blvd
 Suite 100
 Austin, TX 78758

Phone 858-386-9470
 Fax 858-625 0656

Date	Invoice #
7/28/2009	2980

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnetonka, MN 55343

Terms	Due Date
Net 30	8/27/2009

Description	Amount
7/24/09 - 3115 Melrose, Lot 25 - front of building - clock 'B3' Replaced (2) rotors and connections to lateral that were broken off. Placed new batteries in clock.	89.98
Total	\$89.98

LUSA SD, LP

dba Landscapes USA
3201 Industrial Terrace Blvd #100
Austin, TX 78758
PH:512-638-6590 Fax:512-233-0660

Invoice

Date	Invoice #
4/20/2009	2540

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnetonka, MN 55343

Description	Amount
Clean up of the medians in March on lot #16	150.00
Total	\$150.00

LUSA SD, LP

dba Landscapes USA
3201 Industrial Terrace Blvd #100
Austin, TX 78758
PH:512-638-6590 Fax:512-233-0660

Invoice

Date	Invoice #
4/30/2009	2643

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnctonka, MN 55343

Description	Amount
Clean up for medians on lot #16 for the month of April.	150.00
Total 150.00	

LUSA SD, LP

dba Landscapes USA
3201 Industrial Terrace Blvd #100
Austin, TX 78758
PH:512-638-6590 Fax:512-233-0660

Invoice

Date	Invoice #
4/20/2009	2541

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnetonka, MN 55343

Description	Amount
Clean up medians on lot #17 for March.	150.00
Total 150.00	

LUSA SD, LP

dba Landscapes USA
3201 Industrial Terrace Blvd #100
Austin, TX 78758
PH:512-638-6590 Fax:512-233-0660

Invoice

Date	Invoice #
4/30/2009	2644

Bill To
Opus Property Services, LLC APM: Opus Pointe Mail Stop 610 10350 Bren Road West Minnetonka, MN 55343

Description	Amount
Clean up of medians for lot # 17 for the month of April.	150.00
Total	\$150.00